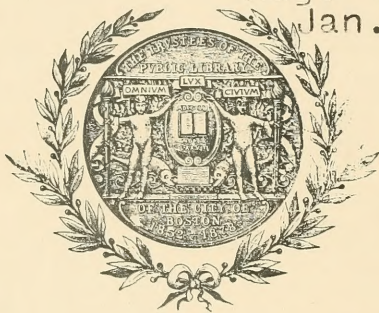



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EXTRA CENSUS BULLETIN.

No. 83.

WASHINGTON, D. C.

September 27, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN CALIFORNIA.

DEPARTMENT OF THE INTERIOR,
CENSUS OFFICE,

WASHINGTON, D. C., September 10, 1894.

SIR :

The leading results of the investigation of farm and home proprietorship in California, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 23.92 per cent of the farm families hire and 76.08 per cent own the farms cultivated by them; that 32.50 per cent of the farm owning families own subject to incumbrance and 67.50 per cent own free of incumbrance. Among 100 families, 24 hire their farms, 25 own with incumbrance, and 51 without incumbrance. On the owned farms there are liens amounting to \$46,767,837, which is 30.32 per cent of their value, and this debt bears interest at the average rate of 8.78 per cent, making the average annual interest charge \$299 to each family. Each owned and incumbered farm, on the average, is worth \$11,233 and is subject to a debt of \$3,406.

The corresponding facts for homes are that 60.21 per cent of the home families hire and 39.79 per cent own their homes; that of the home owning families 77.30 per cent own free of incumbrance and 22.70 per cent with incumbrance. In 100 home families, on the average, 60 hire their homes, 9 own with incumbrance, and 31 without incumbrance. The debt on owned homes aggregates \$30,999,517, or 34.68 per cent of their value, and bears interest at the average rate of 8.51 per cent, so that the annual amount of interest to each home averages \$154. An average debt of \$1,805 incumbers each home, which has the average value of \$5,205.

There are 8 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 59.03 per cent of the home families hire and 40.97 per cent own their homes, and of the home owning families 30.84 per cent own with incumbrance and 69.16 per cent own free of incumbrance. In 100 home families, on the average, are found 59 that hire their homes, 13 that own with incumbrance, and 28 that own without incumbrance. The liens on the owned homes are 36.57 per cent of the value of those subject to lien. Several averages show that the rate of interest is 9.01 per cent; value of each owned and incumbered home, \$5,113; lien on the same, \$1,870, and yearly interest charge on each home, \$168.

San Francisco is the only city in the state having a population of more than 100,000. In this city, 78.46 per cent of the home families hire and 21.54 per cent own their homes; 28.55 per cent of the home owning families have incumbrance on their homes, and 71.45 per cent own and occupy homes free of incumbrance. Among 100 families, on the average, 79 hire, 6 own with incumbrance, and 15 without incumbrance. Averages for each owned and incumbered home: incumbrance, \$2,684; value, \$7,993; interest charge for one year, \$185; rate of interest, 6.88 per cent. Homes are incumbered for 33.58 per cent of their value.

Real estate purchase and improvements, when not associated with other objects, caused 63.90 per cent of the farm families to incur 62.65 per cent of the farm debt and 74.73 per cent of the home families to incur 74.32 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,
Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES.

CIVIL DIVISIONS.	Aggregate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRING.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES.	
		Total.	Free.	Incumbered.		Owning.	Hiring.	Free.	Incumbered.	Free.	Incumbered.
The State.....	245,710	117,925	87,018	30,907	127,785	47.99	52.01	73.79	26.21	35.41	12.58
For farms.....	55,534	42,252	28,520	13,732	13,282	76.08	23.92	67.50	32.50	51.35	24.73
For homes.....	190,176	75,673	58,498	17,175	114,503	39.79	60.21	77.30	22.70	30.76	9.03
San Francisco.....	52,377	11,280	8,060	3,220	41,097	21.54	78.46	71.45	28.55	15.39	6.15
Eight cities (for homes).....	39,729	16,276	11,257	5,019	23,453	40.97	59.03	69.16	30.84	28.34	12.63
Alameda.....	2,300	1,207	754	443	1,093	52.48	47.52	63.30	36.70	33.22	19.26
Fresno.....	1,807	674	455	219	1,133	37.30	62.70	67.51	32.49	25.18	12.12
Los Angeles.....	10,889	4,354	3,020	1,334	6,535	39.99	60.01	69.36	30.64	27.74	12.25
Oakland.....	9,987	4,033	2,665	1,368	5,954	40.38	59.62	66.08	33.92	26.68	13.70
Sacramento.....	5,032	1,914	1,316	568	3,118	38.04	61.96	70.32	29.68	26.75	11.29
San Diego.....	3,656	1,381	1,072	309	2,275	37.77	62.23	77.62	22.38	29.32	8.45
San Jose.....	3,472	1,452	995	457	2,020	41.82	58.18	68.53	31.47	28.66	13.16
Stockton.....	2,586	1,261	940	321	1,325	48.76	51.24	74.54	25.46	36.35	12.41
Rest of state (for homes).....	98,070	48,117	39,181	8,936	49,953	49.06	50.94	81.43	18.57	39.95	9.11

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON.

CIVIL DIVISIONS.	Number of families owning with incumbrance.	Value.	Incumbrance.	Percentage of incumbrance of value.
The State.....	30,907	\$243,049,486	\$77,767,354	31.92
For farms.....	13,732	154,256,866	46,767,837	30.32
For homes.....	17,175	89,392,620	30,999,517	34.68
San Francisco.....	3,220	25,738,191	8,643,635	33.58
Eight cities (for homes).....	5,019	25,661,869	9,385,446	36.57
Alameda.....	443	1,928,501	777,194	40.30
Fresno.....	219	1,660,489	567,390	34.17
Los Angeles.....	1,334	7,059,885	2,538,059	35.95
Oakland.....	1,368	6,566,083	2,480,996	37.79
Sacramento.....	568	3,168,369	1,142,553	36.06
San Diego.....	309	1,402,483	513,446	36.61
San Jose.....	457	2,423,296	841,903	34.74
Stockton.....	321	1,452,763	523,905	36.06
Rest of state (for homes).....	8,936	37,992,560	12,970,436	34.14

TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$7,883	\$2,516	\$6,742,490	\$218	8.67
For farms.....	11,233	3,406	4,104,720	299	8.78
For homes.....	5,205	1,805	2,637,770	154	8.51
San Francisco.....	7,993	2,684	594,397	185	6.88
Eight cities (for homes).....	5,113	1,870	845,576	168	9.01
Alameda.....	4,353	1,754	61,807	140	7.95
Fresno.....	7,582	2,591	59,214	270	10.44
Los Angeles.....	5,292	1,903	249,230	187	9.82
Oakland.....	4,800	1,814	193,560	141	7.80
Sacramento.....	5,578	2,012	108,751	191	9.52
San Diego.....	4,539	1,662	59,287	192	11.55
San Jose.....	5,303	1,842	67,478	148	8.01
Stockton.....	4,526	1,632	46,249	144	8.83
Rest of state (for homes).....	4,252	1,451	1,197,797	134	9.23

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.		FOR HOMES IN SAN FRANCISCO.	
	For farms.		For homes.		For number of families.	For amount.	For number of families.	For amount.
	For number of families.	For amount.	For number of families.	For amount.				
Under 6 per cent.....	0.96	2.28	1.65	1.26	1.02	1.56	2.11	1.44
6 per cent.....	1.86	1.79	8.63	11.69	5.64	5.82	28.85	30.51
7 per cent.....	3.98	5.55	12.67	16.55	4.96	6.16	49.10	46.44
8 per cent.....	22.51	28.28	19.10	21.23	29.61	31.28	8.79	6.80
6 to 8 per cent, inclusive.....	30.77	42.50	43.02	55.08	42.64	47.25	91.46	93.21
Over 6 per cent.....	97.18	95.93	89.72	87.05	93.34	92.62	69.04	68.05
Over 8 per cent.....	68.27	55.22	55.33	43.66	56.34	51.19	6.43	5.35
Over 10 per cent.....	20.43	8.81	21.27	12.78	22.75	18.17	1.12	0.48
Over 12 per cent.....	3.93	1.27	5.14	3.05	9.32	6.52	0.16	0.12

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